MEM ANDUM AND ORDER

The Petitioners herein request a variance to permit a side yard setback of 45 feet in lieu of the required 50 feet for a proposed garage, as more particularly described on Petitioner's Exhibit 1.

The Petitioners, by Mrs. Nancy Lee Collins, appeared and testified. Also appearing on behalf of the Petition was Joseph McGraw, Professional Land Surveyor. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, in the opinion of the Zoning Commissioner, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this _____day of March, 1988 that a side yard setback of 45 feet in lieu of the required 50 feet for a proposed garage, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby

1. Engineering Co., Inc. PROFESSIONAL LAND SURVEYORS 3812 Mary Avenue

Baltinare, Maryland 21206

DESCRIPTION

3.403 more or less acres west of Sparks Station Road, 10th Election District, Baltimore County, Maryland.

Beginning for the same at a point on the northwest side of Sparks Station Road 1,408.31 feet southwesterly from the angle break on the south side of Sparks Road at Lot 17, Sharretts Ridge, E.H.K., Jr. 54, folio 35. Running thence:

North 41 degrees 49 minutes 02 seconds West 80.00 feet,

North 39 degrees 21 minutes 47 seconds West 170.30 feet,

North 46 degrees 42 minutes 46 seconds West 188.26 feet,

South 66 degrees 12 minutes 11 seconds West 295.00 feet,

South 40 degrees 48 minutes 05 seconds East 557.40 feet,

North 48 degrees 11 minutes 55 seconds East 185.00 feet by a curve to the right with a radius of 50 feet and an arc length of 48.76 feet,

North 44 degrees 39 minutes 18 seconds East 45.00 feet by a curve to the right with a radius of 675 feet and an arc length of 29.33 feet to the place of beginning.

Being Lot 13, Plat One, Section One, Sharretts Ridge, E.H.K., Jr. No. 54, folio 35.



GRANTED, subject, however, to the following restrictions:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) The Petitioner shall not allow or cause the accessory structure (garage) to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

> Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING

Petitioner: Carl M. Collins, & Lov Location of property: NW/S 5 Portes 5 Tation Rd , 10018' SE SPORTS Rd Location of property: NWJS SPONTS STATIONS POST 10 FOR STATIONS STATIONS POST 10 FOR STATIONS August of Signat

March 30, 1988

Mr. & Mrs. Carl M. Collins 18 Sparks Station Road Sparks, Maryland 21152

RE: Petition for Zoning Variance NW/S Sparks Station Road, 1408' SE of Sparks Road 10th Election District; 3rd Councilmanic District Case No. 88-358-A

Dear Mr. & Mrs. Collins:

Enclosed please find the decision rendered in the above-referenced case. Your Petition for Zoning Variance has been granted, subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

> Very truly yours, J. ROBERT HAINES of Baltimore County

Enclosures

cc: Nr. Joseph W. McGraw, Jr. 3812 Mary Avenue, Baltimore, Md. 21206

People's Counsel

PETITOD FOR ZONING VARANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 1A03.3B.3 to permit a side yard setback of 45 feet in lieu of the required 50 feet of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; Marthwy 5 following reasons: (indicate hardship or practical difficulty) Surveying error in house stakeout. House was rotated and garage corner encover setback line by 5' +/-. House is fully constructed now. roaches /

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property

	which is the subject of this Petition.
Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Carl M. Collins (Type or Print Name)
Signature	Signature
Address	(Type or Print Name) Nancy Lee Collins Nancy Lee Collins
City and State	Signature
Attorney for Petitioner:	_
(Type or Print Name)	18 Sparks Station Roal Address Phone No.
Signature	Sparks. Maryland 21152 City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Joseph W. McGrad. Jr.
Attorney's Telephone No.:	3812 Mary Avenue (301) 444-8848 Address Phone No. Baltimore, Maryland 21206 Baltimore County, this
ORDERED By The Zoning Commissioner of	Baltimore County, this di
of Docamber, 1987, that the required by the Zoning Law of Baltimore Count	ne subject matter of this petition be advertised, y, in two newspapers of general circulation through that the public hearing be had before the Zoni 106, County Office Building in Towson, Baltimo
Commissioner of Ballingie Cysan in the	m . 4 PD . 9

County, on the 17th day of march 19 RP at 9 o'clock

Zoning Commissioner of Baltime e County.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feli 25, 388 The Zosing Communicater of Ballimure County by authority of the Zosing Act and Regulations of Baltimure County, will hold a public hearing on the property identified herein in Room 1th of the County Cotton Building Jucated at 111 W THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Feb. 25, 1988 THE JEFFERSONIAN, Variance to permit a side yard set ne and within the thirty (%) day appeal period. The Zoning Commis-

NOTKE OF HEARING

Ortice Building, licated at 311 W. Chesapeake Avenue in Towson. Maryland as follows:

Pention for Zoning Variance Case number: 88-338-A.

NW Syperks Station Road, 3 SE Sparks Road (18 Sparks Station Road) Ligh Election District ---

Hearing Date: Thursday, March 17, 1986 at 940 a se.

(PUR SNOW DATE, CALL 2443191)

back of 45 h et in heu of the required

granted, a building permit may be

tednest for a star of the namence in secure, with power of citiestrate and home because the country countries.

must be in writing and received in this office by the date of the housing.

net above or presented at the hear

2312 Feb 25

J. KOBCRT HAINE:

Zoning Commissioner
of Baltimore County

I tect. In the event that this Petition is

3rd Councilmanic District Population Carl M. Collina, et us

ISPAPERS OF MARYLAND, INC.

и Мат. Мев. 25, 1922 cannexed Territ 201000 1.000 cape successive weeks days previous carry 19 😘 👚 es, a daily newspaper published itminster, Carroll County, Maryland a weekly newspape published in Baltimore County, Maryand a weekly newspaper published in Battimore County, Maryland SPAPFING OF MARYLAND, INC.

ALL LOTS BHOWN HEREOM ARE IN THE SUBDIVISION OF SHARRESTS RIDGE AND ARE SHOWN
ON PLATE ONE I TWO SECTION ONE, BLARRESTS
RIDGE, RECORDED IN PLAT COME E.M.K., Jr., 54, POLICE
RIDGE, RECORDED IN PLAT COME E.M.K., Jr., 54, POLICE 2. ALL LOTS SHOWN HEREON ARE ROLES P.C. 4.
3. THE PROPERTY SHOWN HEREON HES IN THE
10TH ELECTION DISTRICT. House DEPAIL___ Scale \$ 1" 140" 3405+/. Aceas 1,408.31" to the Augus BENEAU OU THE SOUTH SIDE OF SMELL FOAD AT LOT IT. -163.00 Line 76 SPARRE STATION COAD (50 %) MO ENES, MEERLE ! Lar G PLAT TO ACCOMPANY THE FETITION
FOR ZONING VARIANCE
"18 STARKS STATION ROAD Lor 13, Plat Que, Section Que, Shaceets Ribert EHE, Je 54/35 10 TH GLEETING DISTRET ZOURD RC.+4 OWNER: CARL M & KALLET L. COLL US J.S.T. DIGDEFFING CO., D.C. 3812 Mary Avenue Baltimore, Maryland 21206 (301) 444-8848 Scale: 1° = 100' Date: 11/3/87

> Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 1943353 J. Robert Haines

Mr. & Mrs. Carl M. Collins 18 Sparks Station Road Sparks, Maryland 21152

Ker Petition for Zoning Variance Came number: 83-358-A NW/S Sparks Station Road, 1908 SE Sparks Road (18 Sparks Station Road) 10th Election District - 3rd Councilmanic District Petitioners: Carl M. Collins, et ux HEARING DATE: THURSDAY, MARGI 17, 1988 at 9:00 a.m.

Dear Mr. & Mrs. Collins:

Please be advised that 27.5% is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

OFFICE OF FINA	OUNTY, MARYLAN NCE-REVENUE DIVI US CASH RECEIPT	NOW	PER 15.
DAYE	AC(OUNT	
RECEIVED FROM		OUNT \$	toner of ity
FOR -			

VALIDATION OR GIGNATURE OF CASHIER

Brown Brown Carlotte

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W, Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance Cese number: 88-358-A NW/S Sparks Station Road, 1408' SE Sparks Road (1P. Sparks Station Road) 10th Election District - 3rd Councilmanic District Petitiolers: Carl M. Collins, et ux HEARING DATE: THURSDAY, MARCH 17, 1988 at 9:00 a.m.

Variance to permit a side yard setback of 45 feet in lieu of the required

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert faires.

cc: Mr. & Mrs. Carl M. Collins

Zoning Commissioner of

Jeseph W. McGraw, Jr.

File __

Baltimore County

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke Chief December 15, 1987

J. Robert Haines 2oning Commissioner Offic of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Re: Property Owner: Carl M. Collins, et ux

Dennis F. Rasmussen

Location: NW/S Sparks Station Rd., 1408' SE Sparks Road

Item No.: 197

Zoning Agenda: Meeting of 12/8/87

Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dear end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Attorney

PIVISION OF SHARRETTS RIDGE AND ARE SHOWN ON PLATS ONE & TWO, SECTION ONE, BINERETTS RIDGE, RECORDED IN PLAT BOOK, G.H.K., Jr., 54, FOLIOS & \$ 1 36. 2. ALL LOTS SHOWN HEREON ARE ROLLD E.C. 4.
3. THE PROPERTY SHOWN HEREON HES IN THE WIFE GLECTION DISTRICT. HOUSE DETAIL___ Scales (1:40" 3.405+% Acres -10,000 Sa. IT. RESERVE JUDGE BIT OF "18.80P. BELAK ON THE SOUTH SIDE OF SPACES FOAD 148-11-55 4 183-00 (50 %) LARTE SPARKS STATION ROAD (50 %) MANTENANGE WINT Transfer PETITIONER'S Lot 7 EXHIBIT 1 PLAT TO ACCOMPANY THE FETITION FOR ZONING VARIANCE "18 SARKS STATION ROAD LOT 13, PLAT QUE, SECTION QUE, SHARCETTS RIDGE E.H.K., JR. 54/35 10 TH ELECTION DISTRET Zouco R.C. 4 OWNER: CAPL M. & MANCY L CILLINS J.S.T. INGINEERING CO., INC. 3812 Mary Avenue Baltimore, Maryland 21206 (301) 444-8848 Scale: 1° = 100' Date: 11/3/87 3,403 AC.

86-358-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this day of _____, 1937.

Petitioner Carl M. Collins, et ux Received by: Jack I. Just Chairman, Zoning Plans

Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE Mr. J. Robert Haines

P. David Fields FROM Director of Planning and Zoning
Zoning Petition Nos. 88-372-A, 88-373-A
88-354-SPH, 88-374-A, 88-375-A, 88-393-XA,
SUBJECT 88-395-A, 88-358-A, 88-359-A, 88-360-A

TO Zoning Commissioner

February 22, 1988

ZONING OFFICE

There are no comprehensive planning factors requiring comment on this petition.

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel

Copy mailed to: Mr. & Mrs. Collins.

Bultimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 494-3554

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204 December 21, 1987

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 194, 195, 196, (197), 198, 199, 201, 202, 203, 204, and 205.

Very truly yours, Michael S. Flanigan Traffic Engineer Associate II

MSF:sb

JAM 20 1033 معمركم أالمصمحين الأراكية المساعرات بمالا يتمامها

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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE March 10. 1988

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Engineering Department of

Bureau of Fire Prevention

Industrial Development

Traffic Engineering

Health Department

Project Planning

Building Department

Zoning Administration

Board of Education

State Boads Commission

Mr. & Mrs. Carl M. Collins 18 Sparks Station Road Sparks, Maryland 21152

> RE: Item No. 197 - Case No. 88-358-A Petitioner: Carl M. Collins, et ux Petition for Zoning Variance

Dear Mr. & Mrs. Collins:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours, James E Dyen / av JAMES E. DYER

Chairman Zoning Plans Advisory Cormittee

Enclosures

JED:cer

cc: Joseph W. McGraw, Jr. 3812 Mary Avenue Baltimore, Maryland 21206